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3 MINUTES OF THE

4
5 May 17, 2007 Meeting of the

6
7 Easton Planning & Zoning Commission

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9 Members Present: John Atwood, Chairman, and members, Tom Moore, and Steve Periconi.

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11 Members Absent: Linda Cheezum and Dan Swann.

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13 Staff Present: Tom Hamilton, Town Planner, Lynn Thomas, Long Range Planner, Zach
14 Smith, Current Planner, and Stacie Rice, Planning Secretary.

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16 Staff Absent: None.

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18 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at
19 1:00 p.m. The first order of business was the approval of the minutes of the Commission's
20 meeting of April 19, 2007. Upon motion of Mr. Moore, seconded by Mr. Periconi, the
21 Commission voted 3-0 to approve the April minutes.

22
23 The next item discussed was **220 Glenwood Avenue** requesting PRD (Planned
24 Redevelopment) approval to subdivide an existing lot into 2 lots (2 existing units). John
25 Gentile, applicant explained that the site is currently developed with a duplex. He plans to
26 construct one additional unit on the property and subdivide the property into 3 lots to create
27 a separate lot for each unit. He stated that the property is approximately 27,878 square feet.
28 Mr. Gentile is proposing to construct a single family detached home on the 3rd lot. The
29 structure will be consistent with the structures surrounding it. Mr. Gentile is proposing to
30 provide 2 off street parking spaces per units. Upon motion of Mr. Moore, seconded by Mr.
31 Periconi, the Commission voted 3-0 to approve the Planned Redevelopment project.

32
33 The next item was a **Discussion Only for 219/221 Dover Street**. Mr. Bill Stagg,
34 and his client Hoppy Stafford, explained they are before the Commission for direction on
35 the proposed 12,168 square foot office building. Mr. Stafford explained the building would
36 be used for professional offices. The Commission is comfortable with the parking for the
37 proposed building. The Commission seemed to favor the proposed architecture but asked
38 they add additional architectural features. The applicant is to come back to the Commission
39 at a later date for formal review.

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41 The next item was a **PUD Amendment** to the **Easton Marketplace Shopping**
42 **Center. Belk, Inc.** a retail department store has contracted with Mears Properties, LLC. to
43 reuse the existing Lowe's building for a Belk Department Store. Belk plans to enclose the
44 existing garden center increasing the amount of enclosed space. Mr. Stagg, the applicants'
45 agent, explained they plan to reconfigure some parking spaces, drive aisles and service roads.
46 Proposed renovations appear to be consistent with the existing shopping center. Mr. Stagg
47 explained they plan to reduce the total number of parking spaces at the existing center by 79
48 spaces. Mr. Stagg stated that the existing lumber shed in the rear will be removed, and they
49 plan to put a new roof on the building. The Commission felt as though this reuse would be a
50 great enhancement to the center. Upon motion of Mr. Periconi, seconded by Mr. Moore,
51 the Commission voted 3-0 to approve the PUD Amendment finding it consistent with the
52 Comprehensive Plan, open space being appropriate, 79 parking spaces being waived, 25'
53 setback on Marlboro reduced to 15' setback, and possible connection from Ashby
54 Commons to Easton Plaza be shown for possible use in the future.

6 The next item was from staff concerning a **Temporary Use for Firework Sales** at
7 the former Amoco Gas Station site on Route 50 next to the Pizza Hut. Mr. Smith explained
8 he has received a request from a vendor in Arkansas to place a Fireworks Display on the
9 vacant lot for 2 weeks. Due to short notice the vendor was unable to attend today's meeting
10 and asked if the Commission could rule on the temporary use without him present. The
11 Commission determined they would like to have the distributor come to a meeting and
12 explain his request in better detail including hours of operation, pictures of the setup, and
13 what type of merchandise will be sold.
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15 There being no further business the meeting was adjourned at 2:30 p.m. by motion
16 of Mr. Periconi, seconded by Mr. Moore.
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19 Respectfully submitted,
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23 Stacie S. Rice
24 Planning & Zoning Secretary